



Kansas City

414 E. 12th Street
Kansas City, MO 64106

Meeting Minutes - Final-Revised

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, March 3, 2026

1:30 PM

26th Floor, Council Chamber

Meeting Link: <https://us02web.zoom.us/j/84530222968>

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

Public Testimony is Limited to 2 Minutes

Present: Ryana Parks-Shaw, Eric Bunch, Nathan Willett and Melissa Patterson Hazley

FIRST READINGS

BEGINNING OF CONSENTS

260240 Sponsor: Director of City Planning and Development Department

Approving the plat of Indiana Commons, an addition in Clay County, Missouri, on approximately two acres generally located at the northeast corner of Northeast 86th Terrace and North Indiana Avenue, creating two lots for the purpose of commercial development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00036)

Sponsors: Director of City Planning & Development

Consent Item, no discussion

Adv and Do Pass, Consent

Aye: Parks-Shaw, Vice Chair Bunch and Councilmember Patterson Hazley

Excused: Councilmember Willett

*****END OF CONSENTS*****

260241 Sponsor: Director of City Planning and Development Department

Vacating an approximately 4 acre plat and associated right-of-way in District UR generally located at the southwest corner of Highway 9 and Northwest Briarcliff Parkway; and directing the City Clerk to record certain documents. (CD-ROW-2025-00042)

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development Department, presented. This ordinance vacates approximately four acres of plat and associated right-of-way located at the southwest corner of Highway 9 and NW Briarcliff Parkway in District UR. The Council approved the vacation subject to multiple conditions requiring the applicant to retain utility easements, protect existing facilities, and ensure that any necessary utility relocations occur at the applicant's expense. The City Clerk is directed to record the ordinance and related property owner consents with the Clay County Recorder's Office. A copy of this presentation is on file with the City Clerk's Office.

Adv and Do Pass

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and Councilmember Patterson Hazley

[260246](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code by repealing Section 88-255, “SC, Shoal Creek District” and enacting in lieu thereof a new section of like number and subject matter for the purpose of providing consistency with the recently updated Shoal Creek Community Master Plan. (CD-CPC-2025-00190)

Sponsors: Director of City Planning & Development

Genevieve Kohn-Smith, City Planning and Development Department, presented. This ordinance amends Chapter 88 of the Zoning and Development Code by repealing and replacing Section 88-255 to align the SC, Shoal Creek District regulations with the updated Shoal Creek Community Master Plan. The new section updates the district’s purpose, applicability, planning requirements, use standards, and procedures for neighborhood plans, final plans, plats, and amendments. The Council found that all required notices and public hearings were properly conducted before approving the amendment. A copy of this presentation is on file with the City Clerk's Office.

Adv and Do Pass

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and
Councilmember Patterson Hazley

[260252](#) Sponsor: Mayor Quinton Lucas

Amending Section 2-891, Code of Ordinances, Health Commission, by reducing the number of voting members from seventeen to eleven.

Sponsors: Lucas

Phinney Sachs, Office of Mayor and Council, presented. This ordinance amends Section 2-891(a) of the City Code to modify the membership structure of the Health Commission. The change reduces the number of voting members to 11, appointed by the Mayor in consultation with the Director of Health, while designating the Director of Health as a nonvoting ex officio member. The amendment aims to improve quorum reliability and administrative efficiency due to ongoing vacancies and participation challenges. A copy of this presentation is on file with the City Clerk's Office.

Adv and Do Pass

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and
Councilmember Patterson Hazley

HELD IN COMMITTEE

[250997](#) Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

Sponsors: Rea

Held until 3/24/2025

Hold on Agenda

[260056](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.2 acres generally located at the southeast corner of Troost Avenue and East 5th Street from District UR to District B2-2 to allow for an entertainment venue. (CD-CPC-2025-00160)

Sponsors: Director of City Planning & Development

Held until 4/7/2025

Hold on Agenda

[260142](#) Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Directing the City Manager to submit a response to the Missouri Department of Revenue's Request For Proposals for license office operations; and directing the City Manager to develop a yearly funding plan in an amount not to exceed \$750,000.00 for operational costs and report back to City Council in 30 days.

Sponsors: Parks-Shaw

Held until 3/10/2025

Hold on Agenda

260212 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 1.3 acres in District R-0.5 generally located at 32 E. 46th Street to allow for the construction of a multi-unit residential building. (CD-CPC-2025-00189).

Sponsors: Director of City Planning & Development

Genevieve Kohn-Smith, City Planning and Development Department, presented. This ordinance approves a development plan for approximately 1.3 acres at 32 E. 46th Street in District R-0.5 to allow construction of a multi-unit residential building. Approval is subject to numerous conditions related to signage, landscaping, fire protection, traffic improvements, utilities, stormwater, and other development standards, and includes a deviation reducing the required lot area per unit from 500 square feet to 350 square feet. The Council also found that all required notices and public hearings were properly conducted prior to approval. A copy of this presentation is on file with the City Clerk's Office.

Adv and Do Pass as Cmte Sub

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and
Councilmember Patterson Hazley

260213 Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved master planned development on about 2,500 acres generally located on the north side of I-29/I-435 and Northwest 128th Street in District MPD to allow for expanding the district boundary by 167 acres to allow for 20 million square feet of commercial, office and warehousing uses. (CD-CPC-2025-00169).

Sponsors: Director of City Planning & Development

Held until 3/10/2025

Hold on Agenda

[260220](#) Sponsor: Director of City Planning and Development Department

Amending the Major Street Plan for Kansas City to revise the alignment of Mexico City Avenue, from connecting to Highway 92, to connecting to North Bethel Avenue, and directing the City Clerk to file certain documents with the appropriate offices. (CD-CPC-2025-00170).

Sponsors: Director of City Planning & Development

Held until 3/10/2025

Hold on Agenda

[260221](#) Sponsor: Director of City Planning and Development Department

Revising a previously approved street name plan known as the Barryview Townhomes Street Name Plan to align with the currently assigned addresses and street names.

*****HELD UNTIL MARCH 24, 2026*****

Sponsors: Director of City Planning & Development

Held until 3/24/2025

Hold on Agenda

ADDITIONAL BUSINESS

1. There may be general discussion for current Neighborhood Planning and Development Committee issues.
2. Closed Session
 - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
 - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
 - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
 - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
 - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
 - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
 - Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.
3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

Adjournment